



Agenda Item # 10
BOA-003853-2026

View additional details on this proposal and all application materials using the following link:

[**Applicant Materials for Consideration**](#)

DETAILS

Location:
6517 Vanderbilt Drive

Applicant / Agent:
Royal Wilson

Property Owner:
Royal Wilson

Current Zoning:
I-1, Light Industry District

Future Land Use:
Light Industry

Case Number(s):
6781

Unified Development Code (UDC) Requirement:

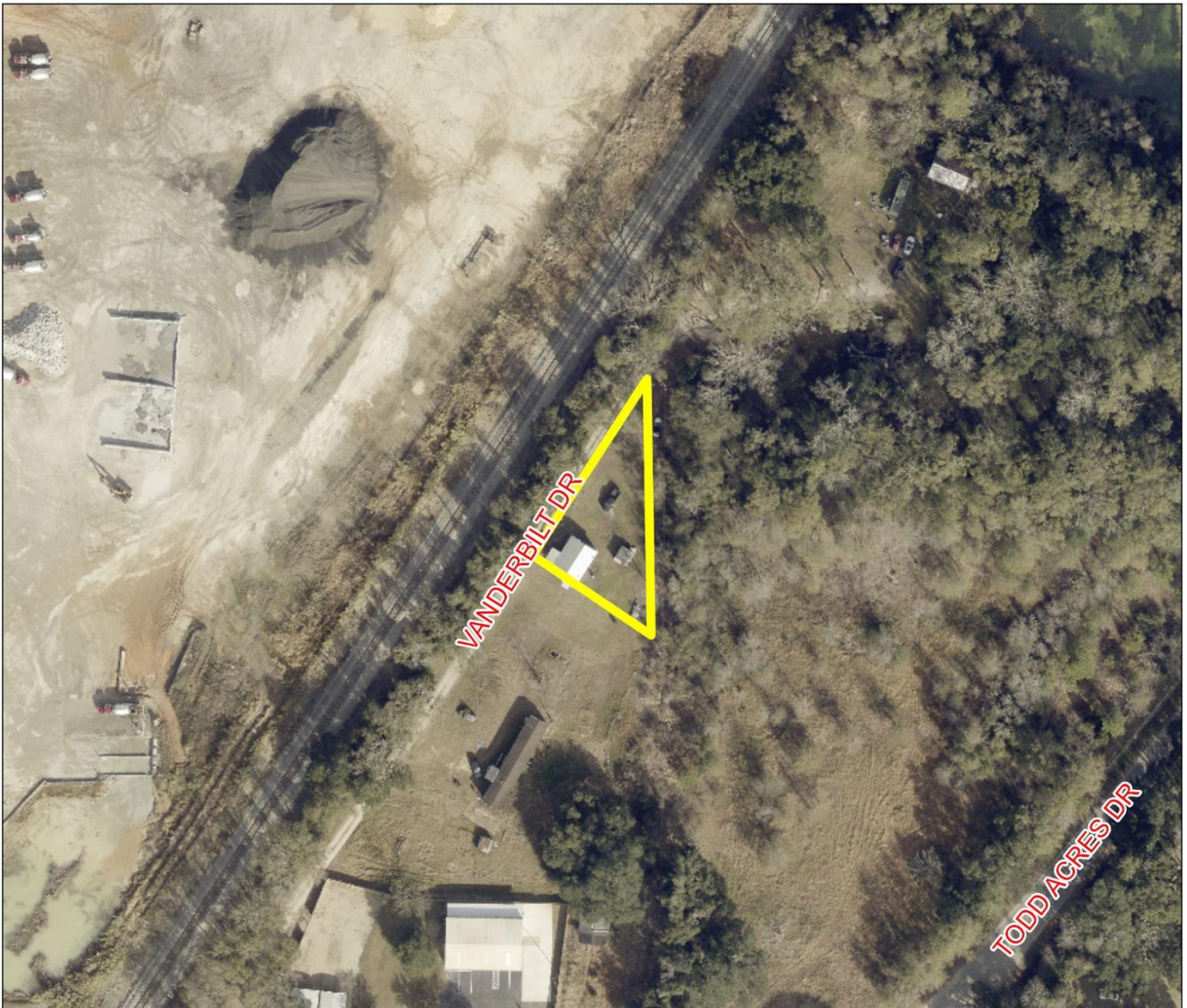
- The UDC does not allow new single-family residences in an I-1, Light Industry District.

Board Consideration:

- Use Variance to allow construction of a new single-family residence in an I-1, Light Industry District.

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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units and vacant land.

APPLICATION NUMBER	6781	DATE	September 14, 2026
APPLICANT	Royal Wilson		
REQUEST	Use Variance		



SITE HISTORY

The site is located within the area annexed through the 2009 Theodore-Tillmans Corner Annexation. As part of the annexation, the property was rezoned from R-1, Single-Family Residential District, to I-1, Light Industry District, a zoning designation that was retained with the adoption of the Unified Development Code (UDC) in 2023.

Prior to annexation, the property was developed with a single-family dwelling and various accessory structures. The applicant now proposes to redevelop the site with a new single-family dwelling. As the redevelopment will be subject to current development regulations, the property must comply with all applicable requirements, including the Subdivision Regulations. Accordingly, in conjunction with the redevelopment, the applicant recently obtained tentative approval from the Planning Commission at its August 20 meeting for a one (1)-lot subdivision. Once completed, the subdivision will consolidate two (2) existing metes-and-bounds parcels into a single lot of record.

There are no other Planning Commission or Board of Zoning Adjustment applications associated with the site.

STAFF COMMENTS

Engineering Comments:

No comments.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Mobile County and Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings

- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting a Use Variance to allow redevelopment of the site with a new single-family dwelling on property zoned I-1, Light Industry District. Under current regulations, single-family dwellings are not permitted in the I-1 District. However, the site was developed with a single-family dwelling prior to annexation, and the residential use may therefore be recognized as a nonconforming use. Under the Nonconforming Use Provisions of Article 6 of the UDC, demolition and redevelopment of a nonconforming structure with a new single-family dwelling is permitted within two (2) years of demolition, provided the replacement structure is located within the same footprint as the previous structure. Because the proposed redevelopment would result in changes to the building footprint, approval from the Board of Zoning Adjustment is required.

As justification for the request, the applicant states that the variance is necessary to allow reconstruction of the existing single-family residence as part of a publicly funded housing project. The request is limited to allowing continuation of the established residential use on the property, with no changes to the proposed subdivision layout or anticipated additional impacts to surrounding properties. Approval of the variance would allow the replacement residence to obtain the necessary building permits and facilitate completion of the publicly funded housing project.

The submitted site plan depicts a single-family dwelling with two (2) covered porch areas, along with a driveway providing access to Hamilton Boulevard via a 15-foot-wide ingress/egress easement.

Although the applicant has not provided evidence demonstrating that the property cannot reasonably be used in accordance with the use provisions applicable to the I-1 District, consideration should be given to the property's longstanding residential use and the limited nature of the request. The proposed development would maintain the existing residential character and use of the site rather than introduce a new or more intensive use, and there is no indication that the reconstruction would create additional impacts to surrounding properties. These factors may support a finding that the request is reasonable despite the lack of a demonstrated hardship associated with the property's current I-1 zoning.

If approved, completion of the subdivision process will be required prior to final Zoning approval of any associated development permits.

VARIANCE CONSIDERATIONS

Standards of Review:

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest;
- Where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship; and
- The spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states no variance shall be granted:

- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

Considerations:

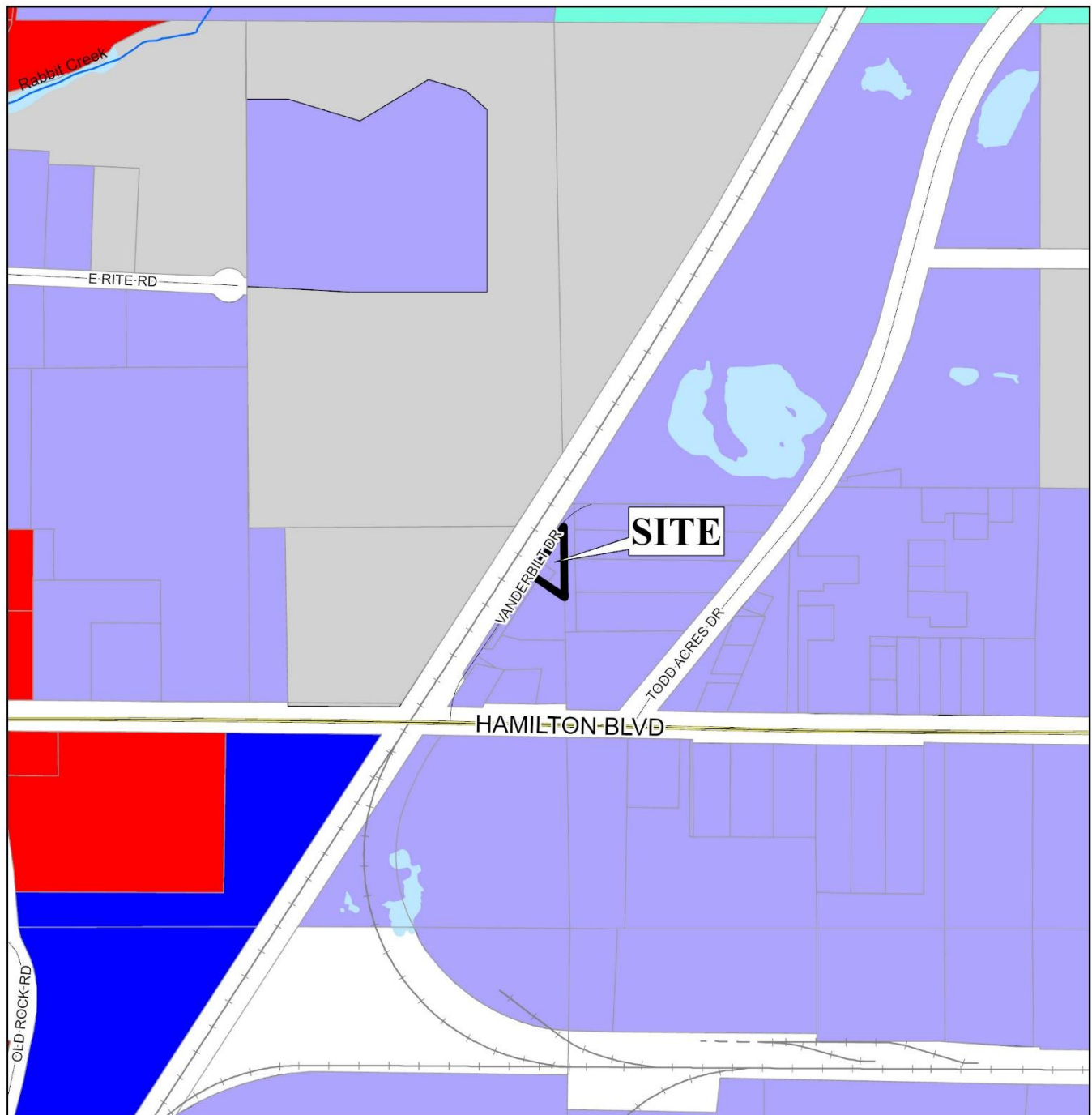
Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be presented:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall** be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

If approved, the following condition could apply:

- 1) Completion of the subdivision process prior to final Zoning approval of any associated development permits.

LOCATOR ZONING MAP



APPLICATION NUMBER 6781 DATE September 14, 2026

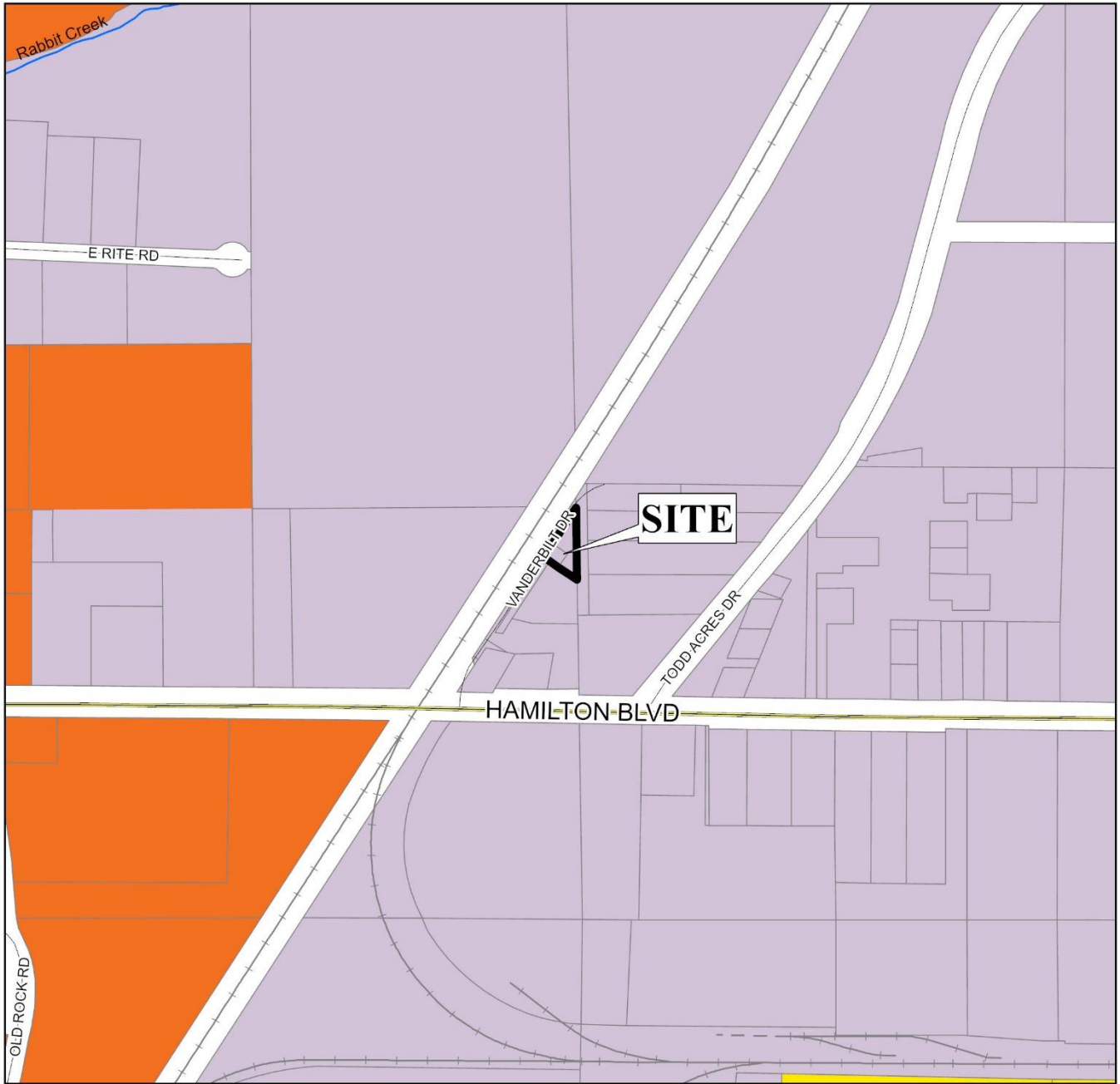
APPLICANT Royal Wilson

REQUEST Use Variance



NTS

FLUM LOCATOR MAP



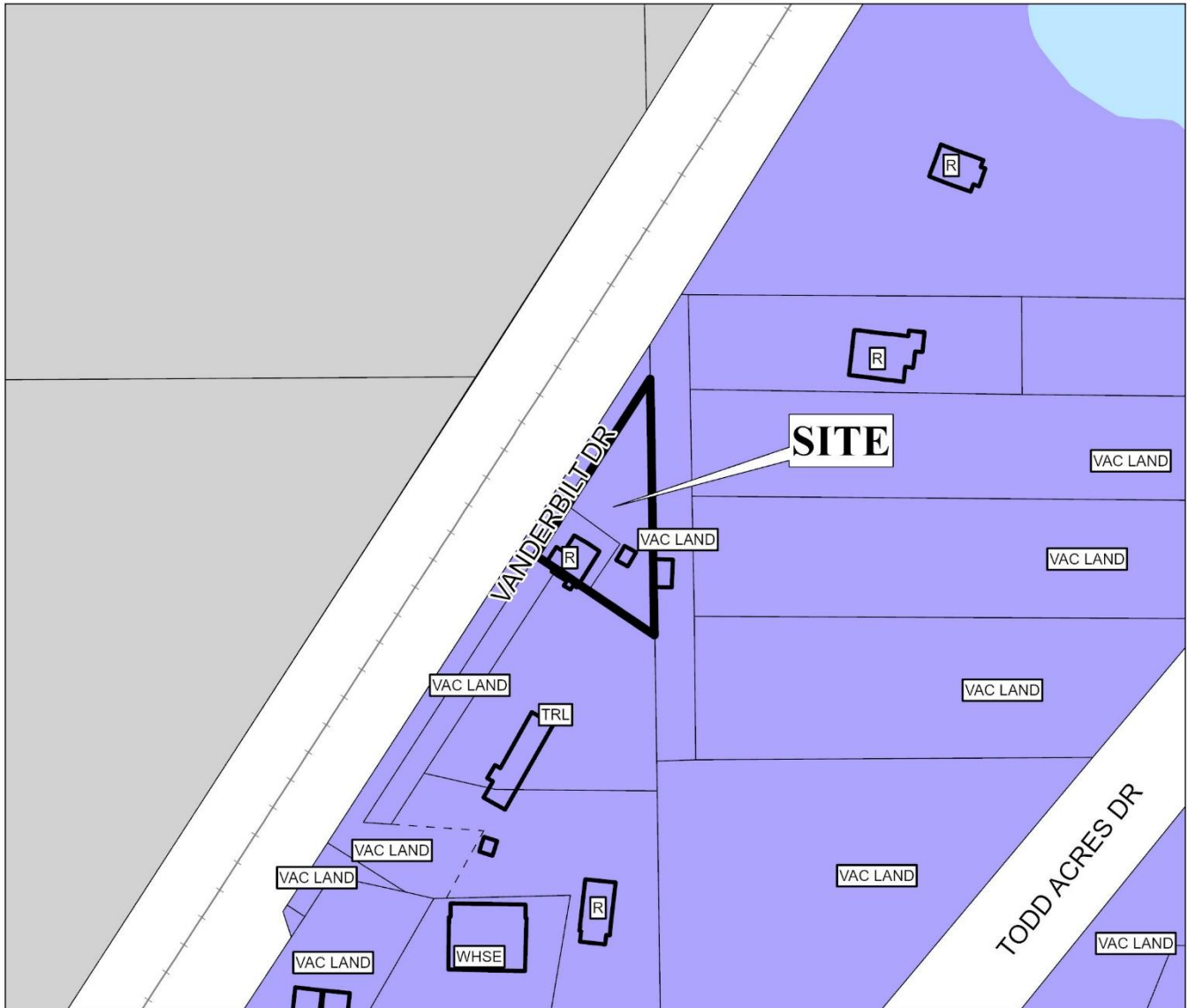
APPLICATION NUMBER 6781 DATE September 14, 2026
APPLICANT Royal Wilson
REQUEST Use Variance

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



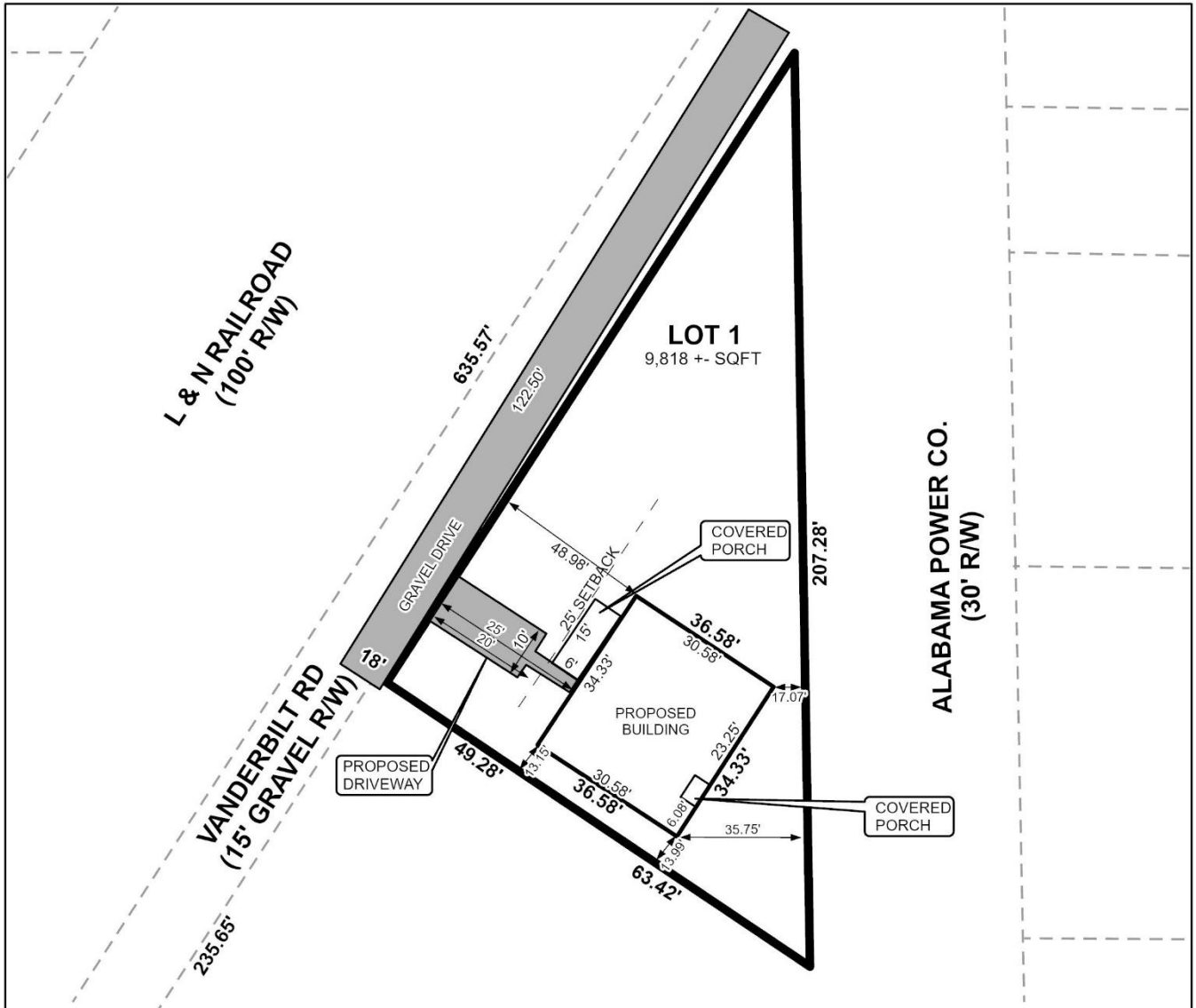
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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



The site plan illustrates proposed buildings and driveways.

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A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

Zoning correspondence matrix

[illegible]

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as “industrial business”, including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods.
- › Development may take the form of planned campuses in park-like settings or unified design corridor with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.
- › Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations.
- › Protection buffers may also be required.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example

